

**MANDATORY REFERRAL REPORT NO. 01- 30**  
**FIRESTONE NEIGHBORHOOD PARK EXPANSION**

**PROJECT PROPOSAL AND LOCATION:** Mecklenburg County Park & Recreation Department proposes to receive a donated 35-acre parcel of land to be used to expand the Firestone Neighborhood Park. The present 19-acre park is on Milan Road and the site proposed for acquisition is immediately south of the park has frontage on Northpointe Industrial Boulevard.

**PROJECT JUSTIFICATION:** A 35 acre tract has been offered to Mecklenburg County as a donation by Paw Creek Associates. The parcel is adjacent to a 26 acre site acquired by Charlotte-Mecklenburg Schools in 1998 for a bus staging facility. The subject site separates the bus staging facility site from a residential area. The property's topography is unsuitable for active recreational development, such as ballfields and courts and is to be used as open space. In addition, the property will provide a buffer between an industrial area and a residential area.

**PROJECT IMPACT:** The provision of a 35 acre tract as a buffer between industrial and residential areas will have a positive impact on the overall area. The provision of a buffer to separate industrial and residential land uses should positively impact the Firestone neighborhood and address some of their concerns about the CMS bus staging facility in the area.

The proposed Auten Road/Griers Grove Road extension may eventually pass through the park. Use of this site for open space will provide additional green space along this future thoroughfare.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:** The site is adjacent to property where Charlotte-Mecklenburg Schools will park buses (bus staging area). Also, the proposed Auten Road/Griers Grove Road extension is proposed to separate the existing park site and the subject parcel.

**PROJECT COST:** There is minimal cost associated with acquiring this property. The owner, Paw Creek Associates wishes to donate this land to Mecklenburg County. The property is vacant and has a tax value of \$932,140.

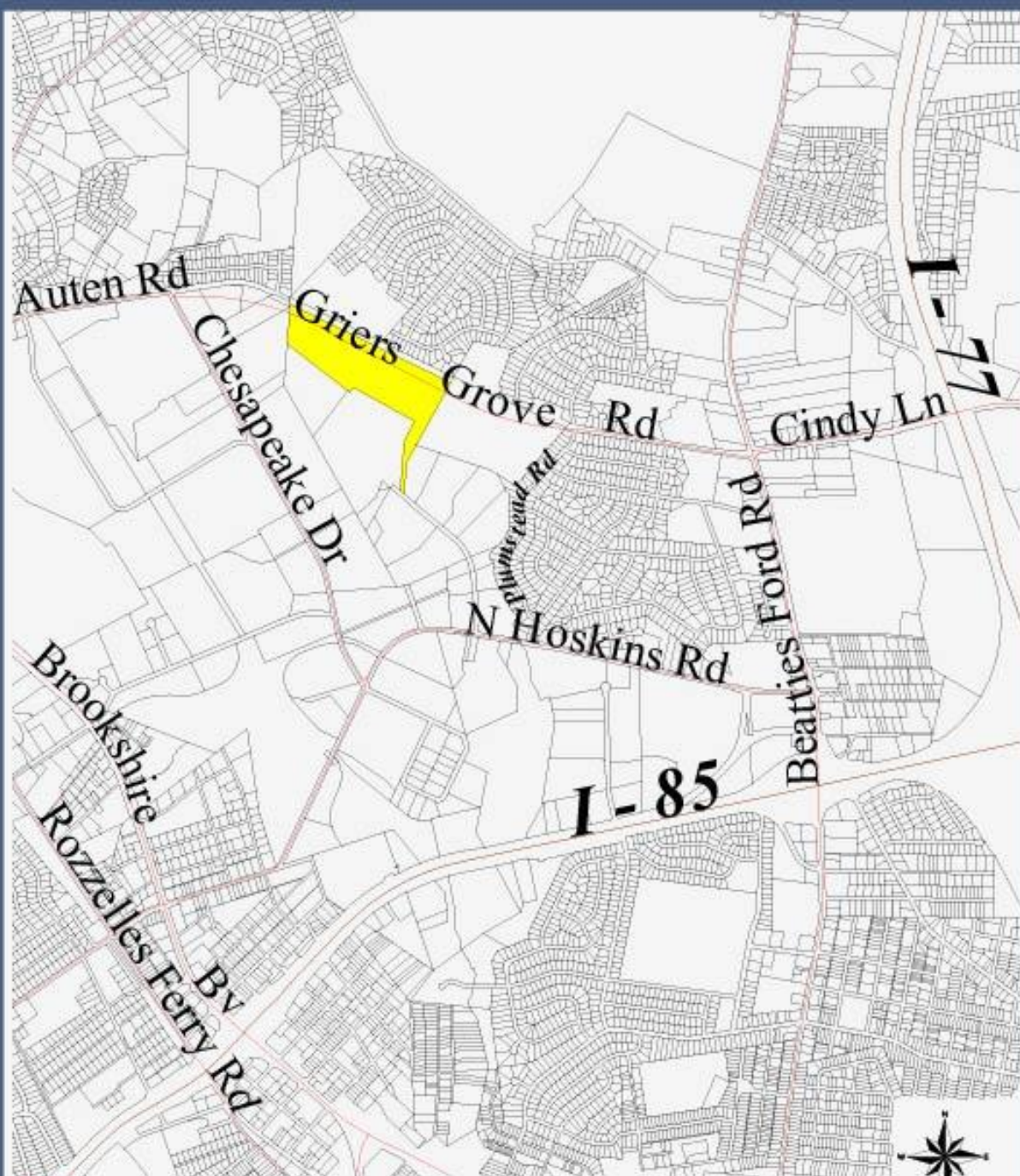
**STAFF RECOMMENDATION:** Staff recommends acquisition of this land, which is being donated, for expansion of Firestone Neighborhood Park and to provide a buffer between an industrial and residential areas.

Staff further recommends that the Park & Recreation Department and the Charlotte Department of Transportation coordinate future roadway and park development.

**PLANNING COMMITTEE RECOMMENDATION:**

Approved by a vote of 6-0.

# Mandatory Referral: MR01-30



Produced by the Charlotte-Mecklenburg Planning Commission, May 2001.

**MANDATORY REFERRAL:**

**FIRESTONE NEIGHBORHOOD PARK EXPANSION**

**MCPR MR01-30**

**CAPITAL PROJECT PROPOSAL FORM**

**Instructions:**

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form at least 30 days prior to presentation to the governmental unit having approval authority.

Constructive review of a project proposal requires a full description of the project and its objectives. Please provide all of the requested information as well as pertinent graphic information. You will be advised when the project is scheduled for Planning Commission consideration so that your department representatives may be present to respond to questions.

**I. Initiating Department:** Mecklenburg County Park and Recreation Department

**Date:** May 14, 2001

**Submitted By:** R. Wayne Weston, Director

**Department Representative:** Nancy M. Brunnemer, Real Estate Planner

**II. Project Name:** Firestone Neighborhood Park Expansion

**III. Location and Description of Project:** Firestone Park is currently a 19-acre neighborhood park serving the Garden City neighborhood off Capps Mine Road in the Northwest Park District. The proposed expansion tract is Tax Parcel 039-211-03, which includes +/- 35 acres. This parcel is separated from Firestone Park by a 4.2-acre linear parcel that is reserved for the Auten Road/Cindy Lane/Griers Grove Road extension. The expansion tract adjoins a 26-acre CMS tract acquired for a bus staging facility in 1998.

**IV. Project Justification/Need:** The expansion tract has been offered to the County as a donation. The property's topography is not suitable for active recreation development

(fields, courts); however, as open space it provides a buffer between industrial and residential land use as well as potential passive recreation opportunities. This land will be reserved as urban open space. Partially located between the CMS facility and an adjoining neighborhood, the subject property will serve in some capacity as a buffer between the bus facility, an industrial use that is part of the NorthPoint Industrial Park, and nearby residential development.

**V. Project Status (check all that apply):**

Nothing done but this report		Land not yet acquired	<b>X</b>
Preliminary plans completed		Land acquisition underway	
Detailed plans completed		Land acquired	
No land acquisition involved		Project under contract	

**VI. Proposed Development Schedule:**

<b>Task</b>	<b>Begin</b>	<b>Completed</b>
Planning	Open space reservation	
Land		
Construction		

(Identify any known external factors that are critical to the timing of this project. For example, the opening of a major shopping center or construction of a new school.) N/A

**VII. Relation of this proposal to other public projects: (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in this area?)** Reservation of this land as urban open space and/or for limited passive recreation use provides a buffer area between two differing land uses and serves to soften the less desirable impacts of the industrial park on nearby residential areas.

**VIII. Project Cost Estimate:** (Indicate the estimated total project cost and describe how this estimation has been made.) The owner, Paw Creek Associates, will donate this land to Mecklenburg County. The property is vacant, zoned I-1CD and has a tax value of \$932,140.

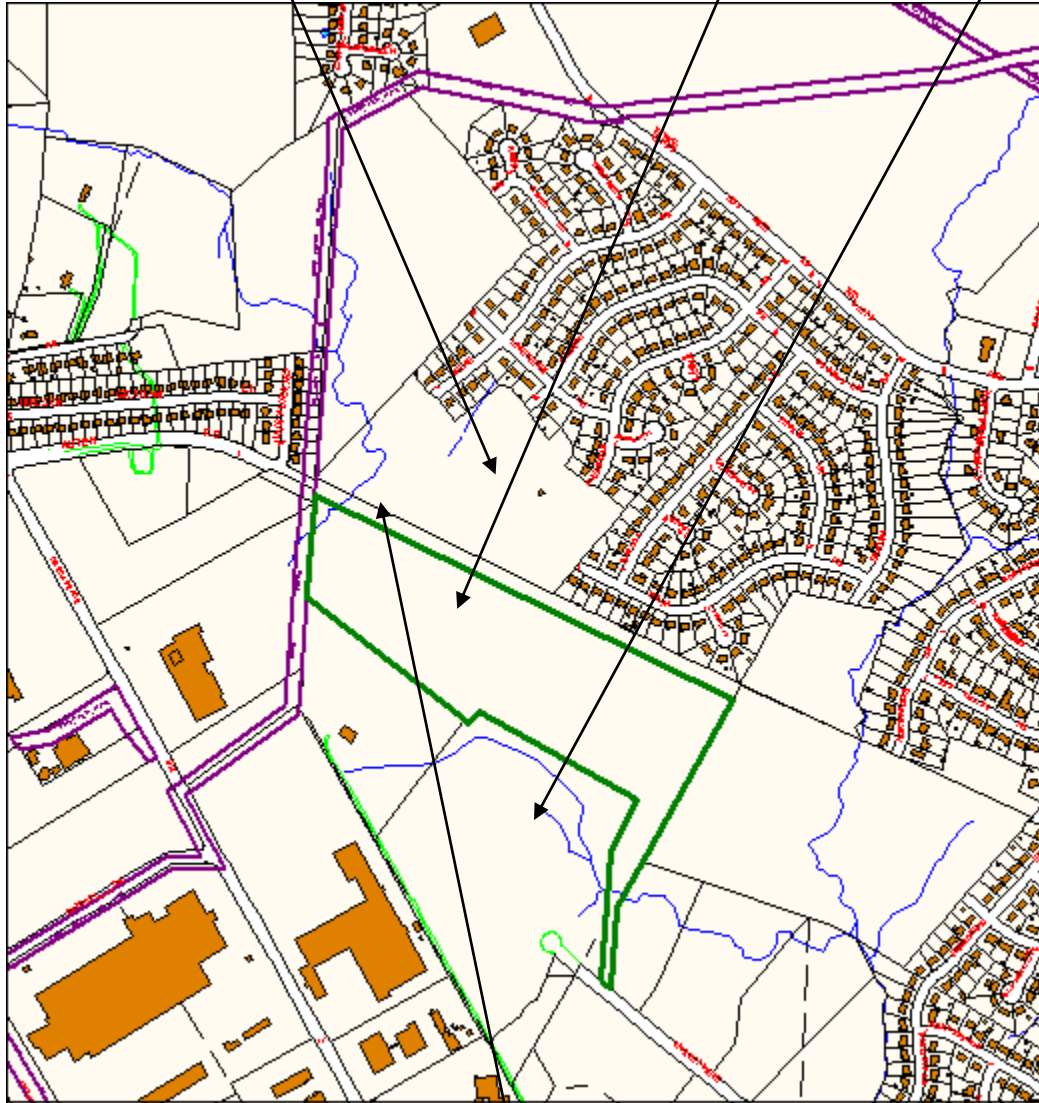
**IX. Assistance Funds:** (If state or federal assistance funds are proposed, indicate the specific assistance program and the status of any application for project funding assistance.) N/A

## FIRESTONE NEIGHBORHOOD PARK EXPANSION:

Existing Park Site

Expansion Tract

CMS Tract



Auten Road Extension Parcel